



**1 bed studio flat to rent in NE26**

Park View, Whitley Bay, Tyne and Wear, NE26 3RG

**£650 pcm**

 x1  x1  x1

On Street parking

Unfurnished

**Property features**

-  Available August 2026
-  Studio Flat
-  Town Centre Location
-  Unfurnished
-  EPC Rating C

## Key Information

- ✓ Council Tax: Band A
- ✓ EPC Rating: C
- ✓ Heating supply: Gas
- ✓ Electric supply: National Grid
- ✓ Water supply: Direct mains water
- ✓ Broadband: FTTC (fibre to the cabinet)
- ✓ Mobile signal: Good

## Arrange a viewing

Louise Tully  
Branch Manager  
Whitley Bay (Coastal Team)

0191 2531301  
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- ✓ Flexible viewing slots
- ✓ Accompanied viewings

## Description

A well-presented one-bedroom first floor flat, recently redecorated throughout and ideally situated in the heart of Whitley Bay. The property is conveniently located close to local shops, excellent transport links, and is within easy walking distance of the seafront.

The accommodation benefits from gas central heating and double glazing and briefly comprises an entrance with stairs leading to the first-floor landing, a spacious fitted kitchen with a range of modern white wall and base units, integrated oven and hob, washing machine, fridge freezer, and wall-mounted TV.

To the front of the property is a bright and versatile lounge/bedroom featuring two large windows. The property also includes a bathroom and offers on-street parking.

This attractive flat is ideal for a single professional or couple seeking comfortable accommodation in a highly desirable coastal location.

Tenant Referencing Criteria:

Pattinson will undertake referencing checks on all applicants over the age of 18 wishing to move into a rental property. As part of this process, we will undertake:

- A credit check to ensure each applicant does not have any adverse credit such as CCJs (County Court Judgements).
- An affordability assessment to ensure applicant's income will sufficiently cover the rental payments.
- To pass the affordability check, each applicant's gross annual basic income (including benefits and pensions) must be at least 30 times the monthly rental amount (36 times for Ellinson properties). EG If the rent is £500 PCM, applicants would need to earn £15,000 as an annual pension or basic salary (excluding commission/bonus) before tax or other deductions were made.
- Each applicant's affordability is assessed individually against the criteria.

- Self-employed applicants will require an accountant's reference and should have accounts for a minimum of two years. Net profit will be assessed against the affordability requirement of 30 times the monthly rental amount.
- Employment checks to confirm your start date, salary and if your position is permanent.
- Homeownership checks (only if you are a homeowner) confirming your mortgage payments are up to date.
- A Landlord reference (if you are currently residing in rented accommodation) confirming you have abided by the terms of the lease. This will check that the rent was paid on time and in full, there was no antisocial behaviour and the property was looked after in an appropriate manner.
- 'Right to rent' ID checks.

If you do not meet the requirement, you WILL REQUIRE A HOMEOWNER GUARANTOR.

Council Tax Band: A

Deposit: £675.00

Rent: £650 pcm

Property Type: Studio flat

USPs: Allows children, Allows pets, Allows smokers

Parking: On Street

Heating: Gas

Electric: National Grid

Water: Direct mains water

Water meter: No

Sewerage: Standard UK domestic

Air conditioning: No

Broadband: FTTC (fibre to the cabinet)

Mobile signal coverage: Good

## Lounge/Bedroom



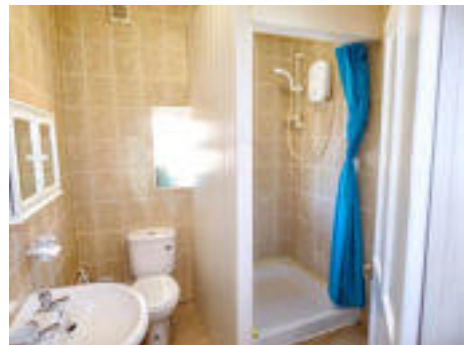
## Additional Image

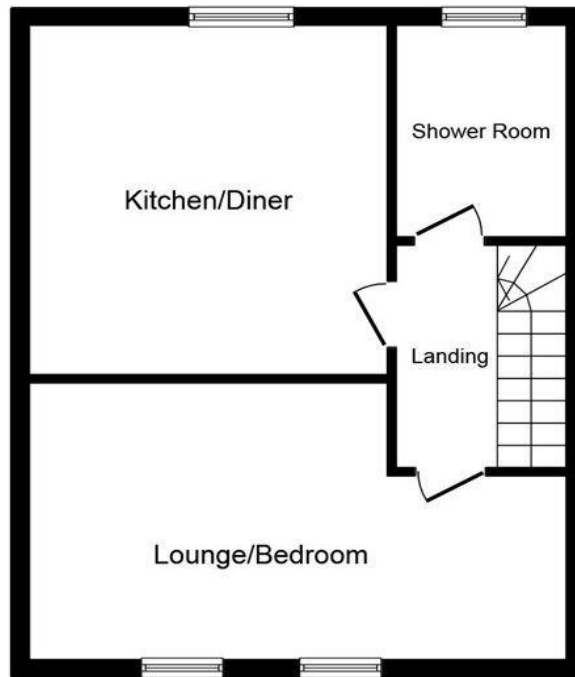


## Kitchen




## Bathroom





**First Floor Plan**

This plan is for illustration purposes only and may not be representative of the property. Plan not to scale.

| Energy Efficiency Rating                           |         |   |
|--|---------|---|
|  | Current | Potential   |
| <i>Very energy efficient - lower running costs</i> |         |   |
| (92-100) <b>A</b>                                  |         |   |
| (81-91) <b>B</b>                                   |         |   |
| (69-80) <b>C</b>                                   | 69      | 71  |
| (55-68) <b>D</b>                                   |         |   |
| (39-54) <b>E</b>                                   |         |   |
| (21-38) <b>F</b>                                   |         |   |
| (1-20) <b>G</b>                                    |         |   |
| <i>Not energy efficient - higher running costs</i> |         |   |
| <b>England, Scotland &amp; Wales</b>               |         | EU Directive 2002/91/EC  |

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Contact your local branch today for more information on this property:

**189A Park View, Whitley Bay, North Tyneside, Tyne & Wear, NE26 3RD, Tel: 0191 2531301, whitley.bay@pattinson.co.uk, www.pattinson.co.uk**

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